

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-183</u>	<u>SONIA DE LA MATA</u>
<u>03-138</u>	<u>BBE DEVELOPMENT CORP.</u>
<u>03-139</u>	<u>GEFEN, INC.</u>
<u>03-261</u>	<u>JACK & DEBRAH LEE WILSON</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/11/03 TO THIS DATE:

HEARING NO. 03-7-CZ5-3 (03-138)

9-52-40
Council Area 5
Comm. Dist. 12

APPLICANT: BBE DEVELOPMENT CORP.

- (1) AU to RU-1M(a)
- (2) Applicant is requesting to permit lot frontages ranging from 45' to 50' (50' required).
- (3) Applicant is requesting to permit lot areas ranging from 4,503 sq. ft. to 5,000 sq. ft. (5,000 sq. ft. required).
- (4) Applicant is requesting to permit a lot coverage of 42.27% (40% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(14) (Alternative Site Development Option), §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Trail Run Gardens," as prepared by Bellon Milanes, consisting of 10 sheets and dated 8/20/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 29, in Section 9, Township 52 South, Range 40 East of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, Plat book 2, Page 17.

LOCATION: Lying east of theoretical N.W. 97 Avenue & north of theoretical N.W. 182 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/11/03 TO THIS DATE:

HEARING NO. 03-7-CZ5-4 (03-139)

9-52-40
Council Area 5
Comm. Dist. 12

APPLICANT: GEFEN, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 32 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, less the following portion of Tract 32; begin at a point on the north boundary of said Section 9, N89°37'11"E 116.86' from the Northwest corner thereof, and run N89°37'11"E 89.39'; thence S47°27'31"W for 268.7'; thence N2°37'34"W for 78.23'; thence N47°27'31"E for 152.24' to the Point of beginning and less the right-of-way for State Road 821 (Homestead Extension of Florida's Turnpike).

LOCATION: Lying east of theoretical N.W. 97 Avenue & South of theoretical N.W. 186 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10± Acres

AU (Agricultural – Residential)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/11/03 TO THIS DATE:

HEARING NO.03-12-CZ5-1 (02-183)

14-52-40
Council Area 5
Comm. Dist. 13

APPLICANT: SONIA DE LA MATA

- (1) UNUSUAL USE to permit a home for the aged.
- (2) Applicant is requesting to permit the home for the aged setback 20.57' (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit parking spaces to back-out into the right-of-way for N.W. 169 Street & N.W. 73 Avenue (not permitted).
- (4) Applicant is requesting to permit parking within 25' of an official right-of-way for N.W. 169 Street & N.W. 73 Avenue (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Golden Palms, ALF," as prepared by Julie Martinez, consisting of Sheet A-1, dated 11/6/02 and Sheets A-2 & A-3, dated 6/7/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 38, PALM SPRINGS NORTH, SECTION J, Plat book 77, Page 3.

LOCATION: 7280 N.W. 169 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 88.87' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: JACK & DEBRAH LEE WILSON

- (1) Applicant is requesting to permit a single family residence with a lot coverage of 49.32% (35% maximum permitted).
- (2) MODIFICATION of Condition #2 of Resolution 2-ZAB-697-62, passed and adopted by the Zoning Appeals Board only as it applies to the subject property, reading as follows:

FROM: "2. That the perimeter be backfilled and graded to meet with the approval of the Director of Public Works except that a slope of one foot vertical be provided for each seven feet horizontal from the perimeter into a minimum depth of five feet of water at low water elevation."

TO: "2. That the plans be in accordance with those submitted for the hearing entitled 'Proposed Alterations to Mr. & Mrs. Wilson Residence,' as prepared by Sierra Engineering Group, consisting of 3 sheets, Sheet 1, dated last revised 10/10/03 and Sheets 2 & 3, dated 9/10/03 and elevation surveys entitled 'Location Map N.T.S.,' as prepared by AFA & Co., Inc., consisting of 3 pages, dated 12/3/03."

The purpose of this request is to permit the applicant to construct a covered terrace addition to a single family residence within the slope of a lake.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #2 under §33-311(A)(7) or under §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 61 & property into the lake, PALM SPRINGS NORTH, SECTION "Q", Plat book 84, Page 98.

LOCATION: 18400 N.W. 84 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11,842 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)